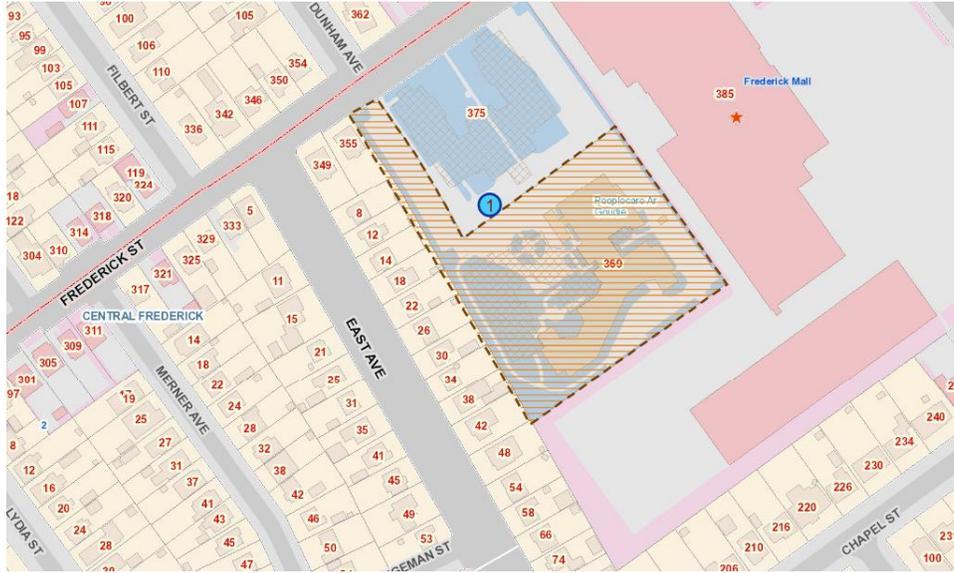


# STATEMENT OF SIGNIFICANCE

## 369 FREDERICK STREET



### Summary of Significance

- |  |  |
|--|--|
| <input type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value        |
| <input type="checkbox"/> Historical Value      | <input type="checkbox"/> Economic Value      |
| <input type="checkbox"/> Contextual Value      | <input type="checkbox"/> Environmental Value |

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**Municipal Address:** 369 Frederick Street

**Legal Description:** TCT GERMAN COMPANY SUB LT 3 PT LT 9 PL 414 PATK LTX 58R-20004 PTS 5 &6

**Year Built:** 1993

**Architectural Style:** International Style

**Original Owner:** Salvation Army

**Original Use:** Institutional - Long-Term Care Home

**Condition:** Excellent Condition

## **Description of Cultural Heritage Resource**

369 Frederick Street is a late 20<sup>th</sup> century stucco clad institutional building built in the International Style of modernist architecture. The building is situated on a 2.6 acre of land located on the south side of Frederick Street between Frederick Street and East Avenue in the Central Frederick Neighborhood of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the 1993 A.R. Goudie Eventide Home building.

## **Heritage Value**

369 Frederick Street is recognized for its design/physical, historical/associative, and contextual values.

### **Design/Physical Value**

The building is a notable example of the International Style of modernist architecture in Kitchener. The building is in good condition with many intact original elements since it was built in 1993. The building can broadly be divided into three main elements: the entrance canopy, the one-storey administration wing, and the three-storey residential wing perpendicular to the administration wing. The irregular plan of the building was done so to preserve the mature trees on site. The building features include: curtain walls made of smooth acrylic rendering in medium grey colour, yellow panels and red-painted shed roofs with pre-finished, red metal flashing, and curtain wall sections incorporating the yellow panels. Even though the International Style of modernist architecture is usually considered from the 1940s to the 1960s, the existing building exhibits many of the design features of that style.

The existing building was designed by Montgomery Sisam Architects, an award-winning architecture firm based in Toronto who specialize in healthcare and sustainable design. The existing building is the fourth building in a succession of buildings that have been built for long-term home care.

### **Historical Value**

The subject property has significant historical value. Historically, this building sits on a site which has a history of long-term care homes since 1869, starting with the House of Industry and Refuge. The original House of Industry and Refuge was built after the passing of the *1867 Municipal Act* which required all municipalities to provide support for residents 'requiring assistance'. In 1867, The County purchased a 141- acre farm from John Eby for \$9,024. Then, advertisements were published for a contractor to plan and building the House from plans made by Joseph Hobson, County Engineer. Lewis Kribs was the successful contractor who was hired in 1868 for \$8,908.

The House of Industry and Refuge opened in 1869, when it first admitted poor homeless children and unwed mothers, with the original building housing 100 people. The institution was originally intended to be self-sufficient by the residents contributing towards the farm and household chores. However, farming in a rapidly growing town of Berlin/Kitchener became increasingly problematic. Significant amounts of farmland ended up being lost, and to make up for those, three other farms were purchased, including the Shuh and Weber farms, and farming continued at the House until 1956.

The House began transitioning in 1919 from a “poor house” to an “old aged home” in 1947 when the *Ontario Home for the Aged Act* mandated service for seniors. The House was then changed to “Waterloo County Home for the Aged”.

The buildings were expanded on and new buildings added over the course of its existence. In 1956, a new home for senior was built on Franklin Street (now the current site of Sunnyside Homes). This property was then sold to the Salvation Army, who in 1962 constructed another building on the property. To meet rising demands, another building was built in 1993, which is the current A.R. Goudie Eventide Home. The building built in 1962 was demolished in the 1990s, leaving the A.R. Goudie Eventide Home as the only building on the property for a long time. This building was named after Arthur R. Goudie, who was a department store owner, and had made a major donation towards the construction of this building.

The building was then sold to its current owner, PeopleCare, in 2013 after the Salvation Army made the decision to withdraw its operations due to resourcing issues.

### **Contextual Value**

This building has contextual value as it is the fourth building in succession of care homes on the site since 1869, yields information that contributes to the understanding of the community. It is also physically, functionally, and historically linked to its surroundings, existing on the original site of the House of Industry and Refuge. It also yields information that is important to the Kitchener’s history, and how the city has developed.

### **Other Values**

#### **Social Value**

The existing property has social value because of its original institutional use. The property has been a site of refuge and assistance since the original building of the House of Industry and Refuge was built. The property, along with the existing building has made significant social contribution to the City as a place that initially provided a place of care for residents of Berlin/Kitchener, and till today provides a space for long-term care and assistance of residents of Kitchener.

## **Heritage Attributes**

The heritage value of 369 Frederick Street resides in the following heritage attributes:

- All elements related to the International Style of modernist architecture of the building, including:
  - The scale and irregular massing of the one and three-storey building;
  - The entry canopy;
  - The acrylic stucco non-load bearing walls;
  - The glazed and solid panel curtain wall sections;
  - The pre-finished metal shed roofs of the administration wing and entry canopy;  
and
  - The celestory form and glazing in the administration wing
- Its contextual value as a building that has been on the site with a history of long-term care and assistance.

## **References**

Scott, O. ( May 3, 2022) *Updated Scoped Heritage Impact Assessment in support of proposed Site Specific Zoning Conditions & Revised Site Plan – 369 Frederick Street, Kitchener, ON*. CHC Limited.

# Photographs



North (front ) Elevation



Front and Side Elevation



Detailing of the yellow panels and the red metal roofs



Underside of the canopy has tongue and groove wood.



South (rear) façade

Source: Draft HIA for 369 Frederick Street



West Façade

Source: Draft HIA for 369 Frederick Street



East Façade

Source: Draft HIA for 369 Frederick Street

**City of Kitchener  
Cultural Heritage Resource Evaluation Form**

Address 369 Frederick St. Period \_\_\_\_\_ Recorder Name Grayson John Stevens

Description A.R. Goudie Eventide Home

Photographs: Front Façade  Left Façade  Right Façade  Rear Façade  Details  Setting  Date 8/26/2014

**Design or Physical Value**

		RECORDER	EVALUATION SUBCOMMITTEE
<b>Style</b>	Is this a notable, rare or unique example of a particular architectural style or type?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Construction</b>	Is this a notable, rare, unique or early example of a particular material or method of construction?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Design</b>	Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
	Does this structure demonstrate a high degree of technical or scientific achievement?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Interior</b>	Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

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**Contextual Value**

		RECORDER	EVALUATION SUBCOMMITTEE
<b>Continuity</b>	Does this structure contribute to the continuity or character of the street, neighbourhood or area?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Setting</b>	Is the setting or orientation of the structure or landscaping noteworthy?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
	Does it provide a physical, historical, functional or visual link to its surroundings?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Landmark</b>	Is this a particularly important visual landmark within the region, city or neighbourhood? <i>(indicate degree of importance)</i>	<input type="checkbox"/> R N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <input type="checkbox"/> C <input type="checkbox"/> N	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Completeness</b>	Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

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**Integrity**

		RECORDER	EVALUATION SUBCOMMITTEE
<b>Site</b>	Does the structure occupy its original site? <i>Note: if relocated, i.e. relocated on its original site, moved from another site, etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Alterations</b>	Does this building retain most of its original materials and design features?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
	Is this a notable structure due to sympathetic alterations that have taken place over time?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Condition</b>	Is this building in good condition?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

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**City of Kitchener  
Cultural Heritage Resource Evaluation Form**

801 Frederick St.  
A.A. Lewis Executive Home

**Historical or Associative Value & Significance**

Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?

RECORDER  
Unknown  No  Yes

EVALUATION SUBCOMMITTEE  
Unknown  No  Yes

Is the original, previous or existing use significant?

Unknown  No  Yes

Unknown  No  Yes

Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act?

No  Yes  Unknown

No  Yes  Unknown

*A property or structure valued for the important contribution it makes to our understanding of the history of a place, an event, or a people?*

**Notes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Further Action/Follow Up**

**Recorder**

- Add to Heritage Register
  - High Priority for Designation
  - Heritage District Potential
  - Additional Research Required
  - Additional Photographs Required
  - Request Permission to Access Property
- Setting  All Façades  Details

Other \_\_\_\_\_

**Evaluation Sub-Committee**

- Add to Heritage Register \*
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Other \_\_\_\_\_

**General Comments**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Date of Property Owner Notification \_\_\_\_\_

Property Owner Name and Address \_\_\_\_\_

**Recommendation**

**Heritage Kitchener Committee Recommendation**

- Add to Heritage Register
- No Action - Keep on File

**Council Decision**

- Add to Heritage Register
- No Action - Keep on File

Date \_\_\_\_\_

Date \_\_\_\_\_